

**Garden City Design Review  
Application Review**

**SUBFY2025-0001  
Rivervillas Subdivision PUD**

Review Date: **2.17.25**  
Applicant Meeting Date: **2.18.25**

**Review Comments:**

1. Common open space requirements should be met.
2. A defined pedestrian access from public way to building entrances and throughout the site and its amenities is not adequate to comply with 8-4B-3. The circulation indicated is not visually identifiable and is continually interrupted by vehicular access points.
3. Consider Incorporating visual identifiers from street frontage to building entrance locations.
4. Review residence entrance design for compliance with 8-4B-3.
5. Location and proper screening of mechanical equipment is unclear.
6. The design of Building Type 1 street facing facade does not provide enough engagement with the street at the pedestrian level.
7. Provide code compliant perimeter landscaping.
8. Clarify how the (3) building types for (6) buildings comply with the requirement of the PUD ordinance to provide architectural variety in the design and esthetics between units.

**Reviewer Signature:**



**Brett G. Labrie, Architect**